# **ENVIRONMENTAL (SEPA) CHECKLIST**

# A. BACKGROUND

1. Name of proposed project, if applicable:

**Totemwood Townhomes** 

2. Name of applicant:

ARQOZB LLC

3. Address and phone number of applicant and contact person:

Weiming Bian PO Box 60147 Shoreline, WA 98160-0147 (425) 440-9238

4. Date checklist prepared:

Apr. 20, 2022

5. Agency requesting checklist:

City of Arlington

6. Proposed timing or schedule (including phasing, if applicable):

Construction is proposed to be completed by 2026.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

This proposed development is designed to fully utilize the buildable area following the City's zoning requirement without further addition planned.

- 8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
  - Tree Management Plan, March 2022
  - SEPA Checklist, March 2022
  - Site Plan, March 2022
  - Traffic Impact Analysis, March 2022
- 9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No.

- 10. List any government approvals or permits that will be needed for your proposal, if known.
  - Final Plat Application
  - Right-of-Way Permit Application
  - DOE Stormwater Construction General Permit
  - Construction Permit Application
  - Binding Site Plan
- 11. Give brief, complete description of your proposal, including the proposed uses and the size of the project. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

Totemwood Project is located at 18601 35th Ave NE, in one of the R-MOD zoned areas within the City of Arlington limit, with survey conducted in November 2021 records 41,556 square feet in size. Utilities supporting this existing single-family building has been through with water well and septic tank, along with gas, power, and cable. Back side of the property is covered with trees.

ARQOZB LLC proposes to construct a 12-unit townhome development with access road from 35th Ave NE in Arlington WA. Scope of work includes six (6) duplex buildings with enclosed 2-car garages and roof top deck for each unit, along with water and sewer utilities being extended from the 35th Ave NE. Existing single-family dwelling and storage structure(s) will be demolished, and more than 98 trees will be removed.

The scope of work also includes frontage improvement along the 35th Ave NE, by widened roadway, raised curb & gutter, planting strip, and pedestrian sidewalk.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The Boundary and Topographic Survey Record indicates the Project site is located at SE1/4, NE1/4, Sec.12, T.26N., R.4E., W.M., on the 35th Ave NE via two access points. Legal description

from the survey record describes "Lots 16 and 28, Block 15, Alderwood Manor No. 14, according to the plat thereof recorded in Volume 26 of plats, page 4, records of King County, Washington".

The Boundary & Topographic Survey, Vicinity Map & Project Data and Site Plans are attached in the Appendix.

# **B. ENVIRONMENTAL ELEMENTS**

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a)	General description of the site (circle one):		
	Flat, rolling, hilly, steep slopes, mountainous, other: _	Flat	

- b) What is the steepest slope on the site (approximate percent slope)? The steepest slop is approximately 0.5%.
- c) What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.
  - As described in the Geotechnical Engineering Report by South Sound Geotechnical Consulting, Surface soils on the site are mapped as Lynnwood loamy sand per USDA Soil Conservation Service Survey of Snohomish County, Washington. This soil reportedly formed in glacial outwash. Native soils observed in the test holes appear to conform to the mapped soil type.
- d) Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No.

- e) Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.
  - The site will be graded to maintain the existing drainage pattern. Being a very flat site, grading will be mostly removing existing trees, clearing and haul away topsoil at areas designed for roads and buildings, back filling with qualified borrow and gravel for structure foundations & the alley access. No other structure related excavation is anticipated except the removal of existing septic tank.
- f) Could erosion occur as a result of clearing, construction, or use? If so, generally describe. Erosion is always a possibility with clearing and excavating, although estimated to be minimum for this site. Best management practices (BMPs) will be employed during construction to control any dust and surface run-off. Because the site is flat, it is expected that BMPs to be effective.
- g) About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
   68.23 percent impervious, through a mix of paving and structures.
- h) Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Following best management practices will be employed prior to and during construction to protect against:

- Silt-fence around the perimeter of the clearing limits;
- Construction will be timed and sequenced to minimize exposure of disturbed soil to rain;
- Straw wattles or socks will be used along the perimeter of the construction area during construction and will be removed following construction;
- Construction entrance will be constructed of quarry spall to retain soil on-site. Tire wash will be provided if needed;
- Grass and mulch will be hydro-seeded on any bare earth left by the construction process.

# 2. Air

a) What type of emissions to the air would result from the proposal during construction and operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Exhaust from vehicles used during construction. Odor is produced in the paving process. When the project is completed, the only air pollution will be from vehicle emissions.

b) Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No. The surrounding area is a mix of single family and multi-family housing which only produce vehicle exhaust.

c) Proposed measures to reduce or control emissions or other impacts to air, if any: Vehicle engines will be turned off when not in use.

#### Water

- a) Surface Water:
  - i. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

No natural water body observed. There is a rockery lined fishpond with the diameter of 5 feet next to the deck of existing residence.

ii. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No.

iii. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None.

iv. Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No construction activity will involve surface water withdrawal.

v. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No.

vi. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No.

# b) Ground Water:

 Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

No groundwater will be withdrawn. This project will apply infiltration approach to the maximum extent feasible, which includes infiltration trenches; grass-grid concrete blocks, bio-retention trench, landscaping, etc.

ii. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage; industrial, containing the following chemicals ...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

The existing domestic septic tank will be removed and an 8-inch sewer main will be extended from the 35<sup>th</sup> Ave NE, the City's sanitary sewer system.

- c) Water Runoff (including storm water):
  - i. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.
    - During construction, storm water runoff will be controlled on-site using BMPs such as straw wattles, silt fence, and etc.
    - Grass-grid blocks proposed to collect and infiltrate surface water runoff
    - Unpaved areas will be landscaped
    - Roof water runoff will be directed to infiltration trenches
    - Surface water on 35th Ave NE will be directed to the planting strip which is also the bio-infiltration trench
  - ii. Could waste materials enter ground or surface waters? If so, generally describe. No waste material will be generated during construction in addition to construction activities itself. The Contractor shall prepare and comply their Spill Prevention Control (SPCC) Plan to ensure the control of waste materials during construction. After construction, no waste materials are anticipated to enter the ground or surface waters.

iii. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No.

d) Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

Permanent and temporary BMPs are proposed to provide basic treatment and detention, to minimize any impacts to existing surface and ground water conditions, as well as to maintain the existing flow patterns.

- 4. Plants
  - a) Check or circle types of vegetation found on the site:

_x_ deciduous tree: alder, maple, aspen, other	
_x_ evergreen tree: fir, cedar, pine, other	
_x_ shrubs	
_ <u>x</u> _ grass	
Pasture	
Crop or grain	
Orchards, vineyards or other permanent crops.	
wet soil plants: cattail, buttercup, bullrush, skunk cabbage,	other
water plants: water lily, eelgrass, milfoil, other	
Other types of vegetation	

b) What kind and amount of vegetation will be removed or altered?

77 significant trees plus 11 not viable to retain trees will be removed. The 7 remaining trees will be maintained to provide a visual barrier around the site near property boundaries. Details are described in the Tree Management Plan attached.

- List threatened and endangered species known to be on or near the site.
   None.
- d) Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Native and native-like ornamental plants and trees as reflected on the landscape plan shall be installed in compliance with Snohomish EDDS 4-020 to 4-114.

e) List all noxious weeds and invasive species known to be on or near the site: Himalaya blackberry.

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a) <u>List</u> any birds and <u>other</u> animals that have been observed on or near the site or are known to be on or near the site:

Birds: hawk, heron, eagle, songbirds, other: \_\_\_\_\_American Robin Mammals: deer, bear, elk, beaver, other: \_\_\_\_squirrels Fish: bass, salmon, trout, herring, shellfish, other: \_\_\_\_\_

b) List any threatened and endangered species known to be on or near the site. Not known.

c) Is the site part of a migration route? If so, explain. Not known.

d) Proposed measures to preserve or enhance wildlife, if any:

A small open space (approximately 20'X70') will be designed to provide green space for squirrels and birds.

e) List any invasive animal species known to be on or near the site.

Not known.

- 6. Energy and Natural Resources
  - a). What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electricity and natural gas will be provided to heat and light to the townhomes.

b). Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No. The completed project will not affect the use of solar energy of adjacent properties.

c). What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

Natural daylighting is provided through the generous use of glazing and skylights. Energy efficient appliances and controls will be used.

- 7. Environmental Health
  - a). Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

Unlikely, only as might occur on any construction site. Post construction environmental health hazards are not anticipated.

i. Describe any known or possible contamination at the site from present or past uses.

None. Project site was used as a single-family residence for the past 60 years.

ii. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None known.

iii. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

Asphalt paving uses hazardous materials. However, it is routinely used in construction activities and is safe when used as directed with normal safety precautions. No hazardous materials will be used during the operation of the project.

iv. Describe special emergency services that might be required.

Only normal fire and rescue services in the event of an incident.

v. Proposed measures to reduce or control environmental health hazards, if any: Construction site safety programs will be in place and aggressively administered.

### b). Noise

i. What types of noise exist in the area which may affect your project (for example: traffic, equipment operation, other)?

Minor traffic noise from the 35<sup>th</sup> Ave NE and Smokey Point Road.

ii. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours' noise would come from site.

Machinery and equipment will produce low levels of noise during construction. The contractor will abide by the City of Arlington construction noise ordinances. No long-term noise is expected, except noises typical to residential area.

iii. Proposed measures to reduce or control noise impacts, if any:

Normal measures to control and limit noise during construction, such as:

Limiting construction to daylight work hours;

- Turning off equipment when not in use;
- Using only well-maintained and properly functioning equipment and vehicles.

#### 8. Land and Shoreline Use

a). What is the current use of the site and adjacent properties?

The project site is currently with a single-family home and the remaining area covered in dense foliage.

The project is located in an area with mixed single and multi-family housing. The property adjacent to the north, northeast and northwest are townhouse developments. The property to the south remains to be 3 single family homes. Across the 35<sup>th</sup> Ave NE is a church with activities and traffic.

b). Has the site been used for agriculture? If so, describe.

The existing house was built in 1950s. The site shows no sign of agriculture except one commercial grade apple tree.

c). Describe any structures on the site.

There is a single-story house and 2 storage sheds.

d). Will any structures be demolished? If so, what? Yes, all existing structures will be demolished.

- e). What is the current zoning classification of the site?R-MOD by the City of Arlington.
- f). What is the current comprehensive plan designation of the site? Residential.
- g). If applicable, what is the current shoreline master program designation of the site? Not applicable.
- h). Has any part of the site been classified as an "environmentally critical" area? If so, specify.

  None.
- i). Approximately how many people would reside or work in the completed project?

  After completion, there will be 12 single-family units. Recent census data gives the average household in Arlington as 3 people sources from Arlington Demographics. This gives an approximation of 36 people living within this project.
- j). Approximately how many people would the completed project displace?

3 persons per the size of the dwelling.

k). Proposed measures to avoid or reduce displacement impacts, if any:

A 75-day notice to vacate described in the Lease Agreement Addendum.

*I).* Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The proposal currently complies with all existing and projected land uses.

m). Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

None.

- 9. Housing
  - a). Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

Twelve (12) middle-income units are to be provided.

b). Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

One middle-income unit will be eliminated.

c). Proposed measures to reduce or control housing impacts, if any:

None, the proposal will increase 11 units on the site.

- 10. Aesthetics
  - a). What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The structures will be limited to 35' in height per the City's code requirements.

b). What views in the immediate vicinity would be altered or obstructed?

The view from the north and south would be slightly altered as majority of existing trees will be removed and replaced by the proposed buildings.

c). Proposed measures to reduce or control aesthetic impacts, if any:

Per City of Arlington Municipal Code (AMC) 20.76, Screening and A 5-foot landscaping strip around the perimeter of the site will provide a filtered screen and function as a visual separator. The proposal also allows for several existing grouped trees to remain in place, most of them along the back property lines.

### 11. Light and Glare

a). What type of light or glare will the proposal produce? What time of day would it mainly occur?

Light will be produced by the housing units and security lights, as well as one streetlight that is consistent with the surrounding land uses. The streetlight is to promote the

- b). Could light or glare from the finished project be a safety hazard or interfere with views? No, there will not be sufficient light or glare to be a safety hazard.
- c). What existing off-site sources of light or glare may affect your proposal? None, there is only surrounding residential units.
- d). Proposed measures to reduce or control light and glare impacts, if any:

  The residential units will have shades or curtains to reduce the light from windows.

  Shielded (dark-sky) fixtures will be used where appropriate and applicable.

#### 12. Recreation

- a). What designated and informal recreational opportunities are in the immediate vicinity?

  A few recreational facilities are on the east side of the Arlington Municipal Airport, accessible via 5-to-6-minute drive from the project site. To name a couple, Portage Creek Wildlife reserve for walking trails and Arlington Boys & Girls club for football and basketball activities.
- b). Would the proposed project displace any existing recreational uses? If so, describe. No.
- c). Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

A small passive, outdoor recreation space suitable for picnicking and gathering will be provided on-site.

#### 13. Historic and Cultural Preservation

a). Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.

Not known.

b). Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Is there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

None according to the Department of Archaeology and Historic Preservation (DAHP).

c). Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

Research on DAHP's online data base for properties listed on the State and National Register of Historic Places yielded no results.

d). Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required

N/A.

# 14. Transportation

a). Identify public streets and highways serving the site, and describe the proposed access to the existing street system. Show on site plans, if any.

The site is accessible from the 35th Ave NE off the Smokey Point Road northbound at the 172nd Street NE intersection or, eastbound on 188th Street NE off Smokey Point Road southbound then onto 35th Ave NE southbound.

b). Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

The nearest transit stop is at the intersection of Smokey Point Blvd. & 183<sup>rd</sup> Place NE., approximately 2-minute walk. Further southbound along the Smokey Point Blvd. for 15 minutes walking distance is the Smokey Point Transit Center.

c). How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

Each proposed unit will have 2 enclosed parallel parking spaces therefore no additional parking space is required.

d). Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

Roadway shoulder and sidewalk improvement will be conducted along the 35<sup>th</sup> Ave NE for the length of the property frontage, approximately, subsequent to water and sewer main connection activities at the street.

e). Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

Unlikely.

f). How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?

It is estimated that there will be 58 trips generated daily. Peak hours are from 7:00-8:00 am and 5:30-6:30 pm. No trucks were being observed during the peak hour. See the Traffic Impact Analysis in the Appendix.

- g). Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

  No.
- h). Proposed measures to reduce or control transportation impacts, if any: None.

#### 15. Public Services

a). Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

In general, there is an increased need for fire & police protection, healthcare, and schools, due to the increased occupancy by 33 head counts. Arlington Fire Station located at 18802 Smokey Point Blvd. is 0.3 miles north of the Project site.

b). Proposed measures to reduce or control direct impacts on public services, if any. None.

#### 16. Utilities

a). Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

Electricity, Gas, Water well, Refuse service, Telephone & Internet, Septic sewer system.

b). Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in immediate vicinity which might be needed. Existing septic system and water well will be removed and hauled away. Then a new 8-inch water main and sewer main will be connected from the 35<sup>th</sup> Ave into the Project site, with laterals to each unit. These two utilities are provided by the City of Arlington. Electricity by Snohomish PUD and Gas service by Cascade Gas Company will be connect to each unit. Refuse service in this area is by Waste Management. Telephone and communication will also be connected to each unit.

# C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand the lead agency is relying on them to make its decision.

Prepared by: _	Weiming Bian, PE	
	Weiming Bian	
Signature:		
Date submitted	ed: <u>04/20/2022</u>	